

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Enumclaw Plateau / 40

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 250

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$99,100	\$195,300	\$294,400	\$325,000	90.6%	12.46%
2005 Value	\$103,500	\$215,500	\$319,000	\$325,000	98.2%	12.30%
Change	+\$4,400	+\$20,200	+\$24,600		+7.6%	-0.16%
% Change	+4.4%	+10.3%	+8.4%		+8.4%	-1.28%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.16% and -1.28% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2004 Value	\$115,600	\$205,300	\$320,900
2005 Value	\$120,900	\$227,100	\$348,000
Percent Change	+4.6%	+10.6%	+8.4%

Number of one to three unit residences in the Population: 3448

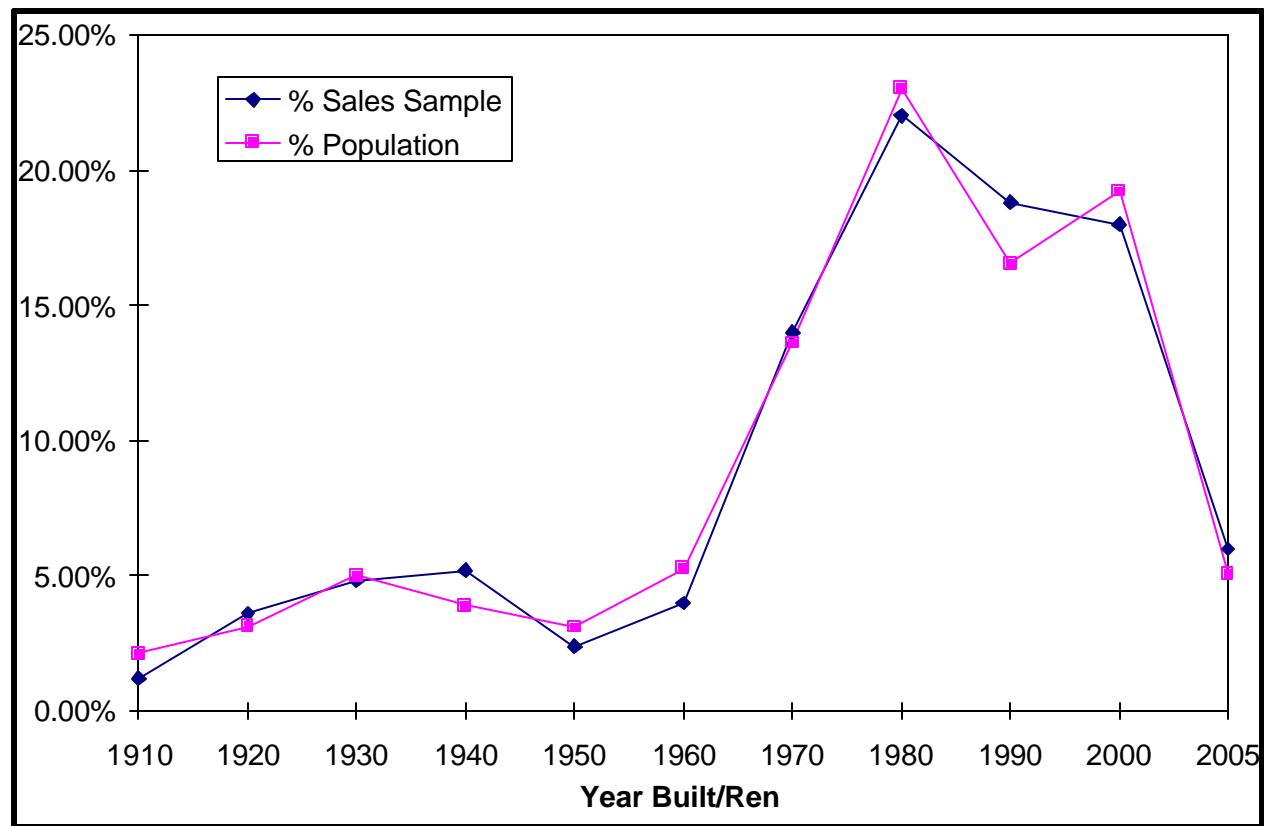
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results indicated that a minor number of adjustments were needed in order to improve the uniformity of assessments throughout the area. Several individual and a combination of variables were analyzed in an attempted formula for the area, but none proved to be statistically sound or significant. It was determined that an adjustment-based model would provide the most significant results while maintaining equalization and equity among the properties. The average ratio (assessed value/sale price) was low for all properties; by adjusting three major groupings equalization and equity was maintained among the properties. The three groupings are; SubArea 1 grade 9 and less homes, SubArea 1 grade 10 and above homes and SubArea 9.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	3	1.20%
1920	9	3.60%
1930	12	4.80%
1940	13	5.20%
1950	6	2.40%
1960	10	4.00%
1970	35	14.00%
1980	55	22.00%
1990	47	18.80%
2000	45	18.00%
2005	15	6.00%
	250	

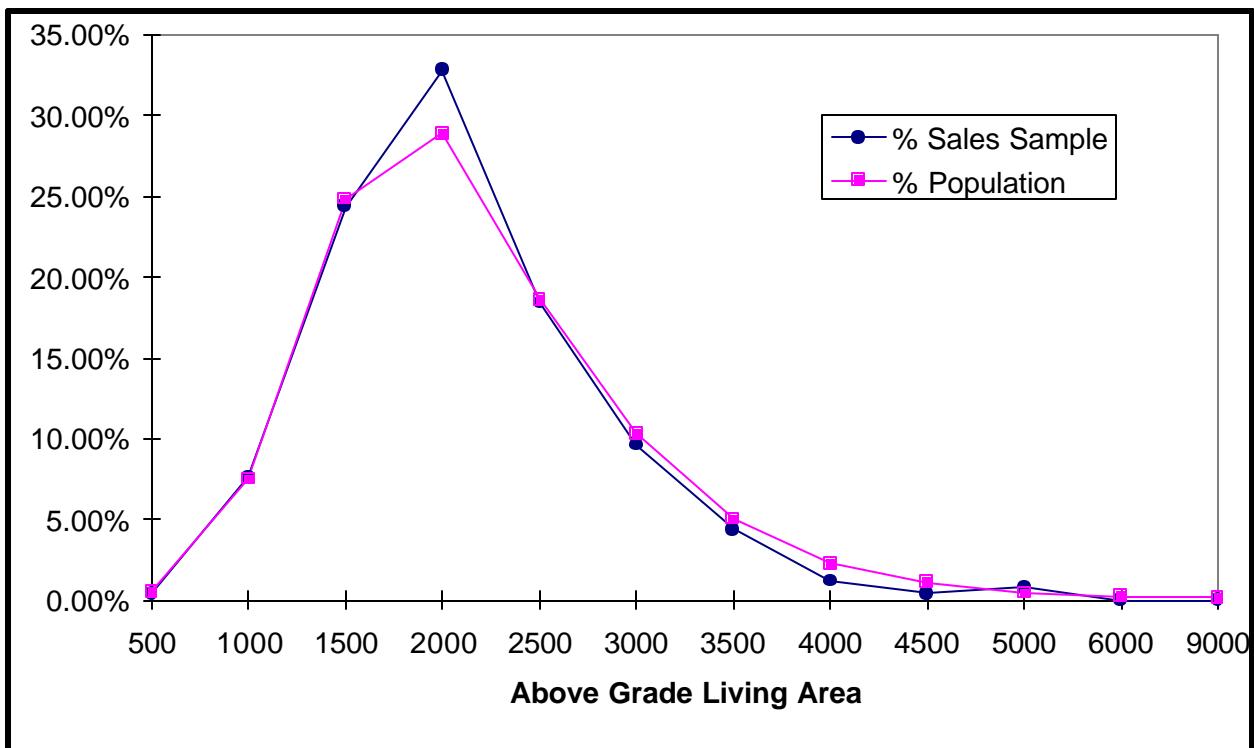
Population		
Year Built/Ren	Frequency	% Population
1910	73	2.12%
1920	108	3.13%
1930	173	5.02%
1940	134	3.89%
1950	107	3.10%
1960	182	5.28%
1970	469	13.60%
1980	794	23.03%
1990	570	16.53%
2000	663	19.23%
2005	175	5.08%
	3448	



The sales sample frequency distribution follows the population distribution fairly close with regard to Year Built / Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

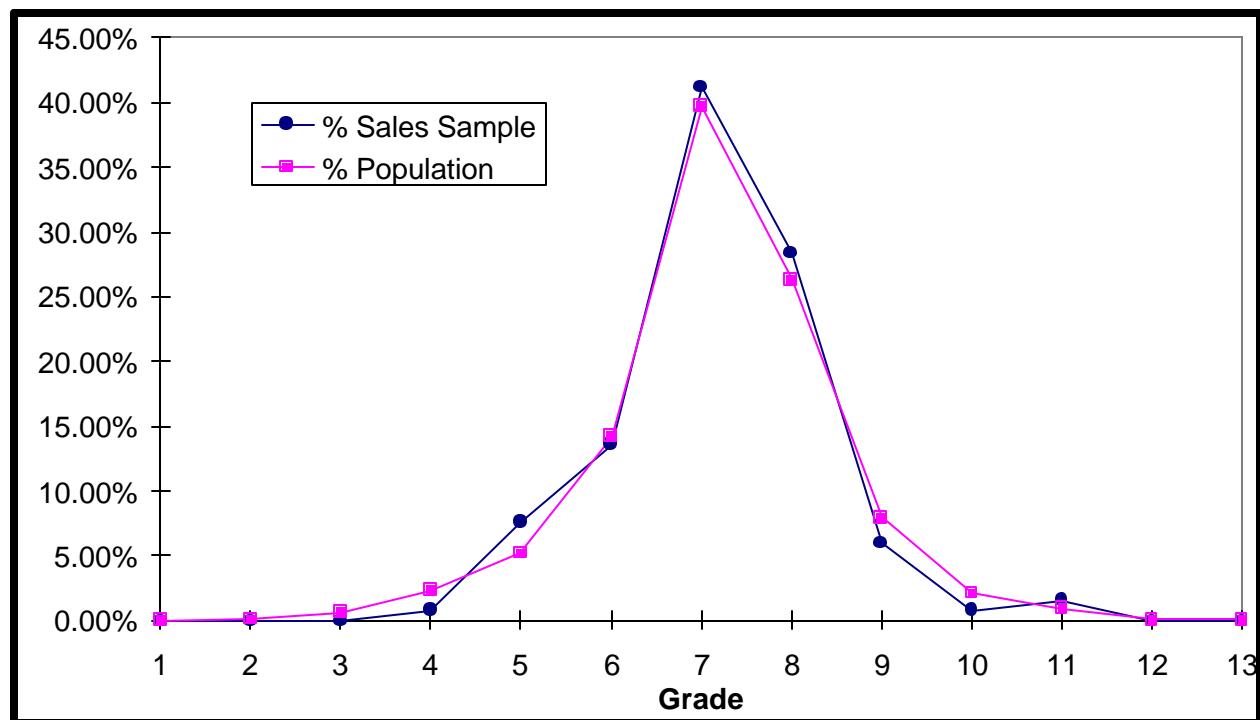
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	1	0.40%	500	19	0.55%
1000	19	7.60%	1000	259	7.51%
1500	61	24.40%	1500	857	24.85%
2000	82	32.80%	2000	997	28.92%
2500	46	18.40%	2500	641	18.59%
3000	24	9.60%	3000	355	10.30%
3500	11	4.40%	3500	174	5.05%
4000	3	1.20%	4000	78	2.26%
4500	1	0.40%	4500	38	1.10%
5000	2	0.80%	5000	15	0.44%
6000	0	0.00%	6000	9	0.26%
9000	0	0.00%	9000	6	0.17%
	250			3448	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

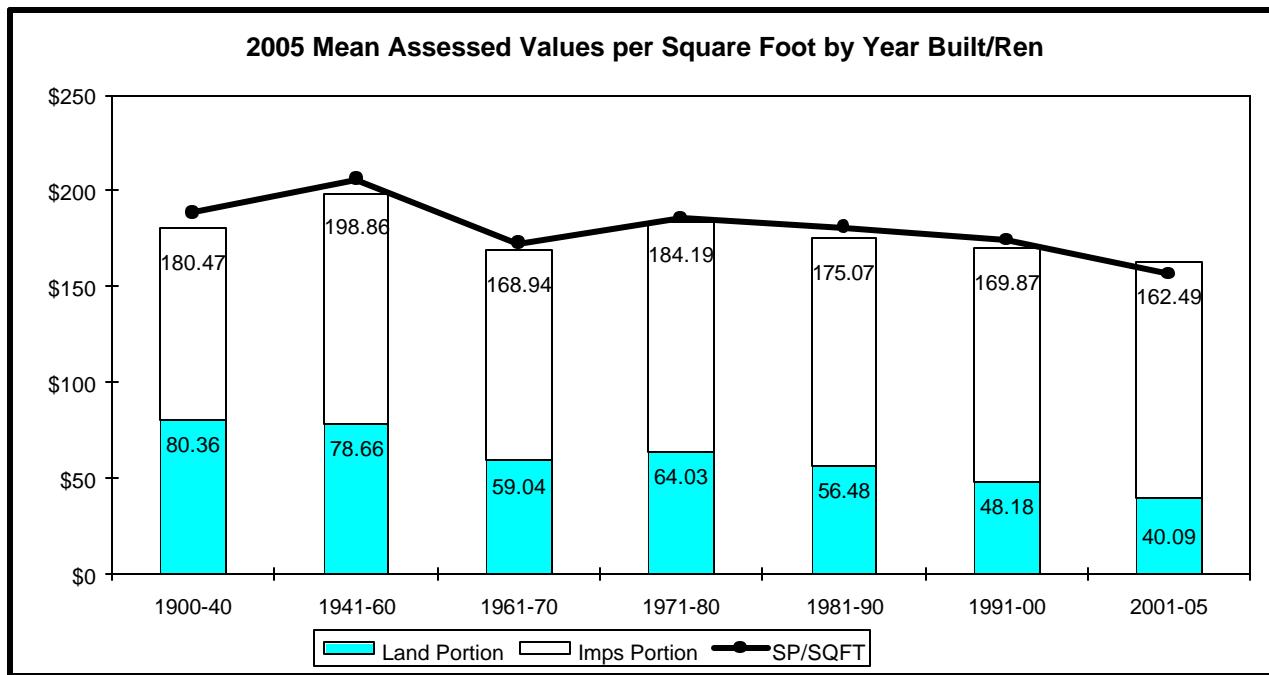
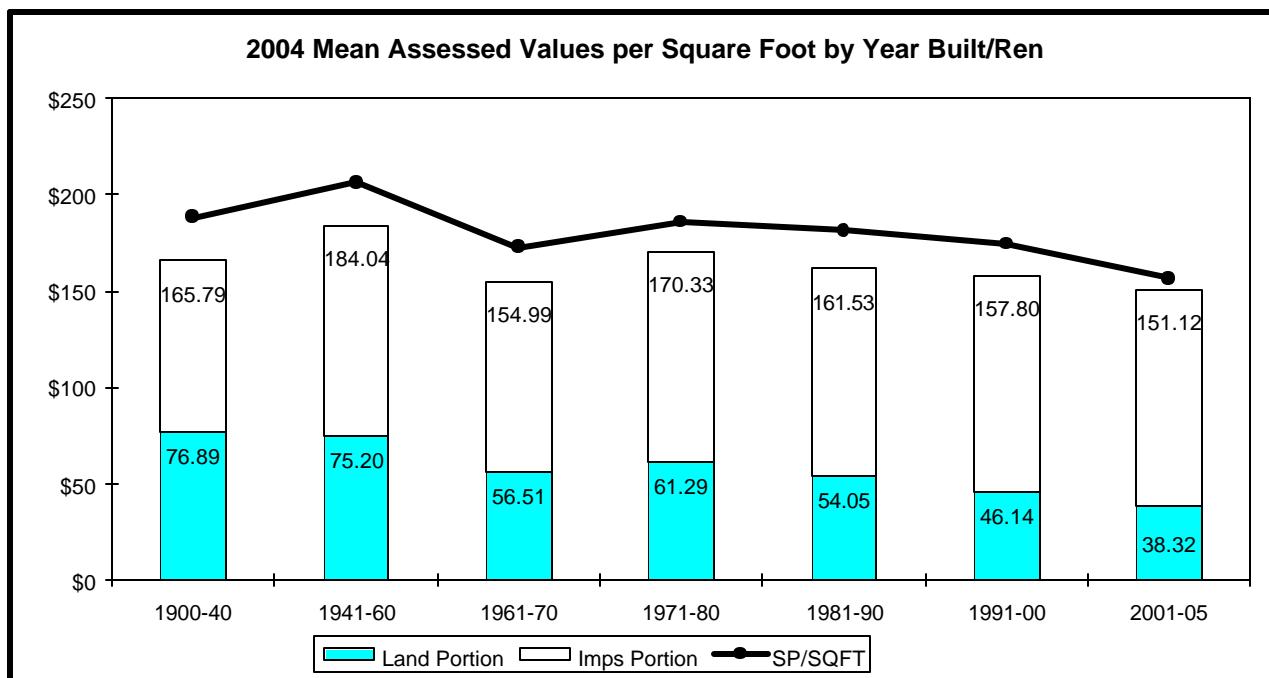
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	1	0.03%
2	0	0.00%	2	5	0.15%
3	0	0.00%	3	23	0.67%
4	2	0.80%	4	81	2.35%
5	19	7.60%	5	181	5.25%
6	34	13.60%	6	490	14.21%
7	103	41.20%	7	1370	39.73%
8	71	28.40%	8	908	26.33%
9	15	6.00%	9	274	7.95%
10	2	0.80%	10	75	2.18%
11	4	1.60%	11	34	0.99%
12	0	0.00%	12	3	0.09%
13	0	0.00%	13	3	0.09%
	250			3448	



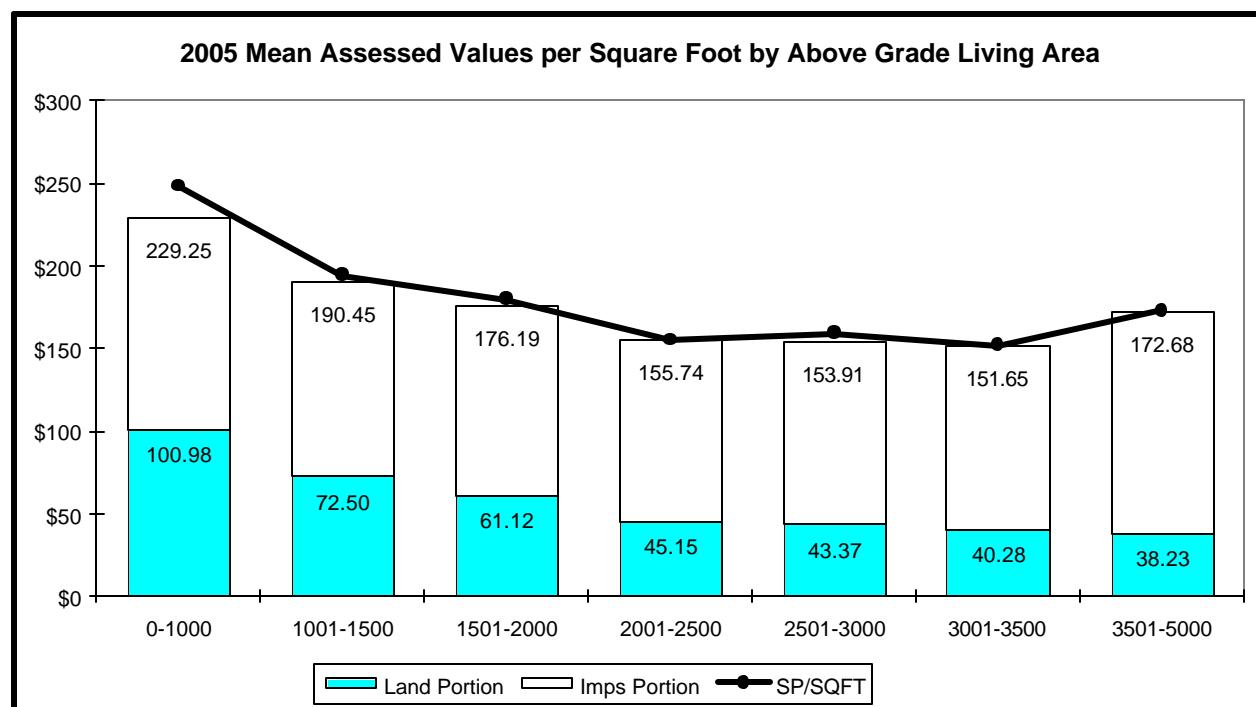
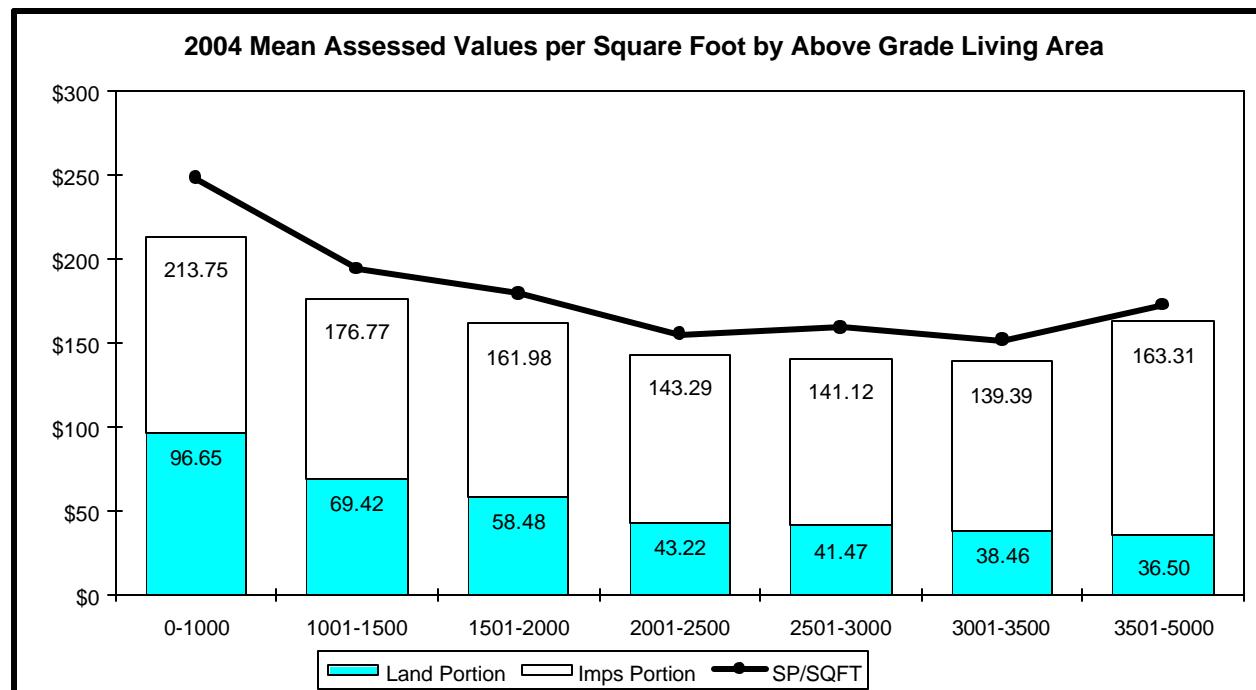
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



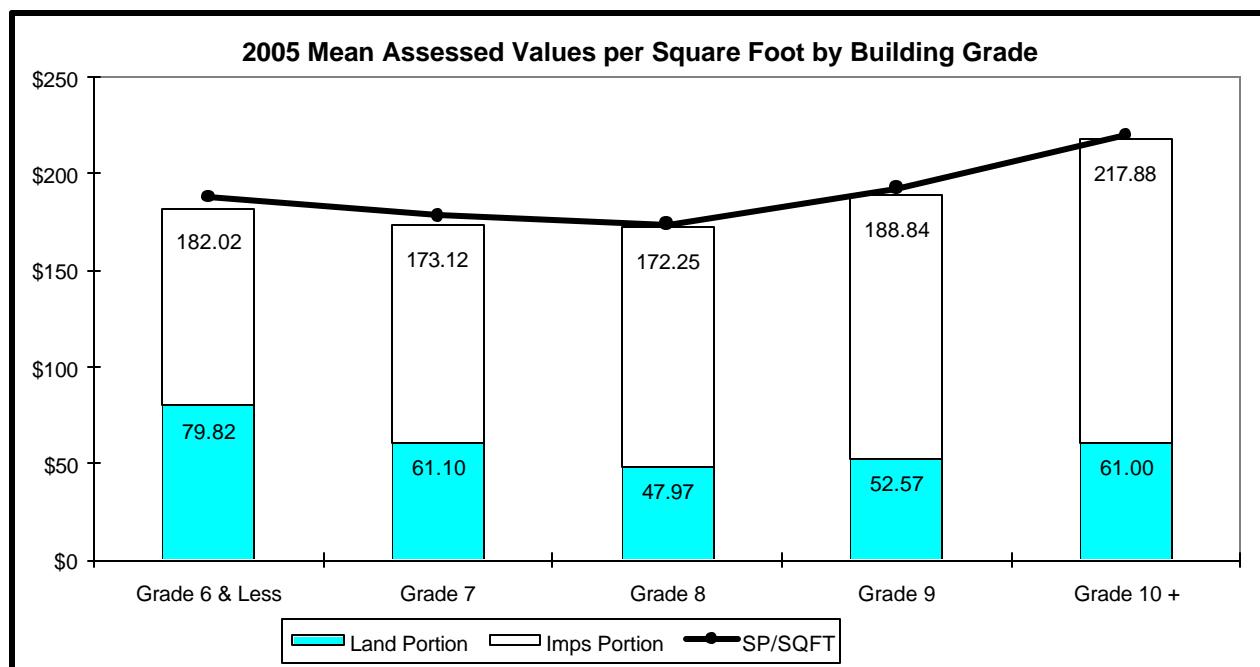
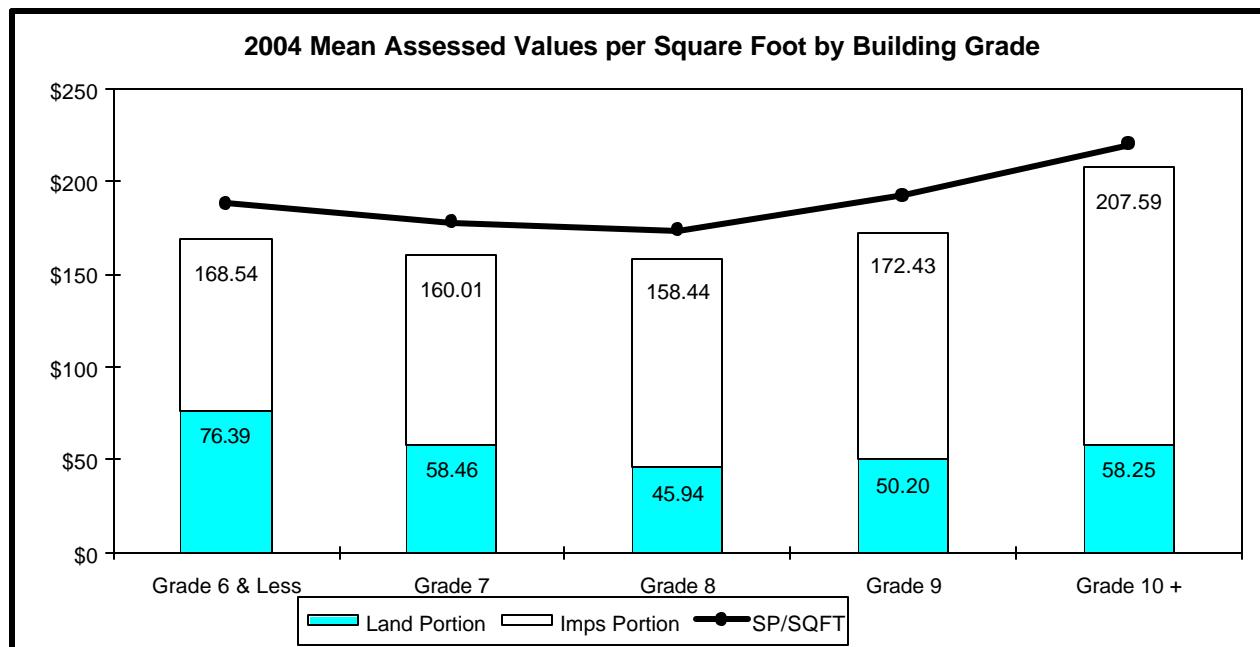
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**

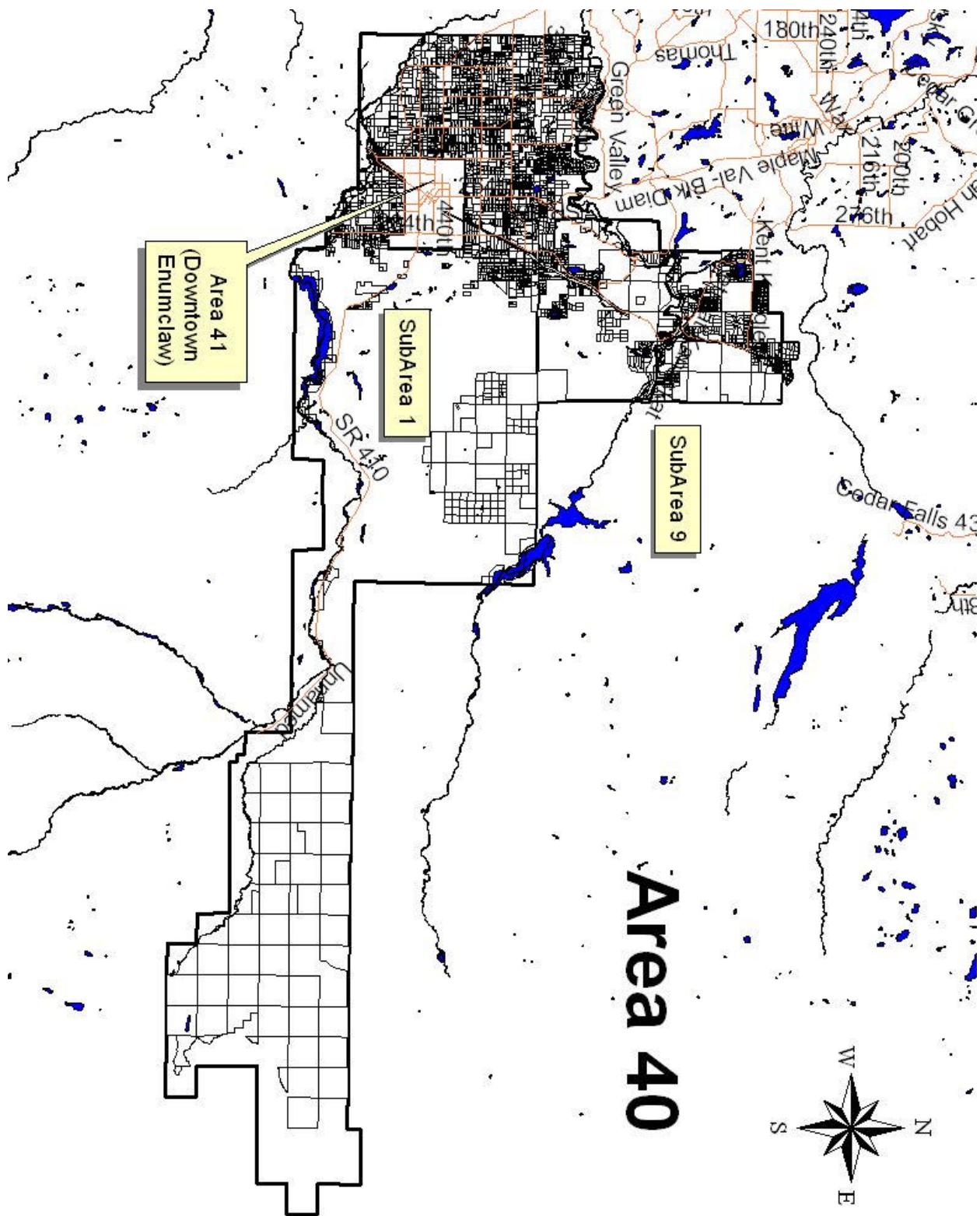


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 40

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 108 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.6% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.05\%, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 250 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results indicated that a minor number of adjustments were needed in order to improve the uniformity of assessments throughout the area. Several individual and a combination of variables were analyzed in an attempted formula for the area, but none proved to be statistically sound or significant. It was determined that an adjustment-based model would provide the most significant results while maintaining equalization and equity among the properties. The average ratio (assessed value/sale price) was low for all properties; by adjusting three major groupings equalization and equity was maintained among the properties. The three groupings are; SubArea 1 grade 9 and less homes, SubArea 1 grade 10 and above homes and SubArea 9.

The derived adjustment formula is:

2005 Total Value = 2004 Total Value x 1.10 If in SubArea 1 with a building grade 9 or below; or x 1.05 if in SubArea 1 with a building grade that is 10 or greater; or x 1.05 for all homes in SubArea 9.

The resulting total value is rounded down to the next \$1,000, *then*:
2005 Improvements Value = 2005 Total Value minus 2005 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel that are grade 9 or less, the Improvement % Change indicated by the SubArea adjustment is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.10 If in SubArea 1 * 1.05 If in SubArea 9)
*If multiple houses exist on a parcel that are grade 10 or above, the Improvement % Change indicated by the adjustment for grade 10 and above applies (2005 Land Value + Previous Improvement Value * 1.05)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the SubArea adjustment to arrive at a new total value. (2005 Land Value + Previous Improvement Value * 1.10 If SubArea 1 * 1.05 If SubArea 5).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, there is no change from previous value. (2005 total value = 2004 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using an overall adjustment. The resulting total value is calculated as follows:

2005 Total Value = (2005 Land Value + Previous Improvement Value * 1.05).

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 40 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall for Subarea 1 (Houses <=9)	Yes
% Adjustment	10.00%
Overall for Houses >9 in SubArea 1	Yes
% Adjustment	5.00%
Overall for SubArea 9	Yes
% Adjustment	5.00%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a house that is grade 9 or less in Subarea 1 would receive a 10% upward adjustment.

A house that is grade 10 in SubArea 1 or a house in SubArea 9 would receive a 5% upward adjustment.

Generally homes in SubArea 9 and grade 10 and above homes were at a higher assessment level than other homes in SubArea 1. This model corrects for these strata differences.

Area 40 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 98.2

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5 & Below	21	0.922	0.989	7.2%	0.919	1.060
6	34	0.894	0.972	8.7%	0.924	1.019
7	103	0.899	0.974	8.3%	0.951	0.996
8	71	0.911	0.990	8.7%	0.962	1.018
9	15	0.898	0.985	9.6%	0.918	1.051
10 +	6	0.951	0.998	5.0%	0.891	1.106
Year Built/Ren Ranges	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1940 & Below	37	0.880	0.961	9.1%	0.913	1.009
1941-1960	16	0.898	0.976	8.6%	0.898	1.054
1961-1970	35	0.904	0.985	9.0%	0.938	1.033
1971-1980	55	0.923	1.001	8.4%	0.969	1.033
1981-1990	47	0.889	0.964	8.5%	0.928	1.001
1991-2000	45	0.901	0.971	7.7%	0.943	0.998
>2000	15	0.960	1.032	7.5%	0.988	1.076
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	5	0.882	0.964	9.3%	0.749	1.179
Average	136	0.911	0.987	8.3%	0.968	1.006
Good	93	0.905	0.980	8.3%	0.953	1.006
Very Good	16	0.869	0.947	9.0%	0.869	1.025
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	155	0.901	0.979	8.7%	0.959	0.998
1.5	36	0.872	0.941	7.9%	0.895	0.987
2	58	0.932	1.006	7.9%	0.977	1.035
2.5	1	0.919	1.010	9.8%	NA	NA

Area 40 Annual Update

Ratio Confidence Intervals

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<801	5	0.827	0.875	5.7%	0.794	0.955
0801-1000	15	0.879	0.950	8.0%	0.860	1.040
1001-1500	61	0.910	0.980	7.7%	0.947	1.013
1501-2000	82	0.899	0.979	8.8%	0.954	1.003
2001-2500	46	0.921	1.001	8.7%	0.966	1.037
2501-3000	24	0.886	0.966	9.1%	0.921	1.012
3001-4000	14	0.916	0.988	7.8%	0.901	1.074
4001-5000	3	0.970	1.032	6.4%	0.964	1.100
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	119	0.918	0.986	7.4%	0.964	1.007
Y	131	0.896	0.978	9.2%	0.956	1.000
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	241	0.909	0.986	8.4%	0.970	1.001
Y	9	0.829	0.891	7.5%	0.804	0.978
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	182	0.897	0.982	9.5%	0.964	0.999
9	68	0.937	0.982	4.8%	0.950	1.014
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
04500-15000	16	0.920	0.981	6.7%	0.915	1.047
15001-30000	22	0.906	0.977	7.9%	0.908	1.046
30001-43559	35	0.929	1.017	9.5%	0.972	1.063
1AC-3AC	91	0.915	0.990	8.3%	0.965	1.015
3.01AC-5AC	39	0.900	0.975	8.3%	0.934	1.015
5.1AC-10AC	36	0.883	0.959	8.6%	0.931	0.987
>10AC	11	0.895	0.968	8.2%	0.879	1.058

Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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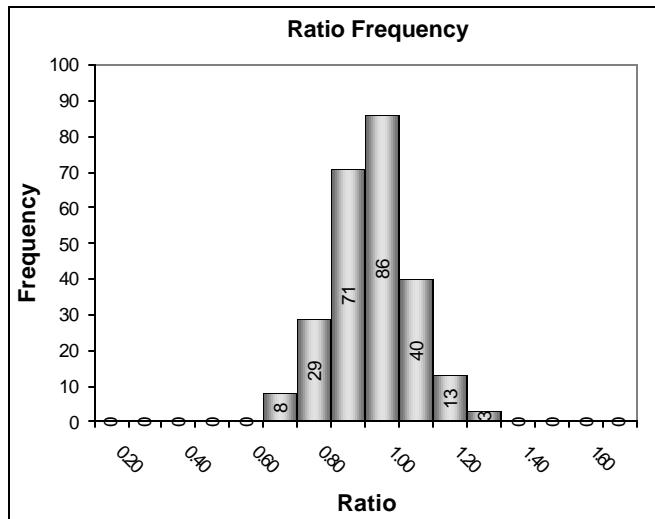
It is difficult to draw valid conclusions when the sales count is low.

SubArea 1 Grade <= 9	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	74	0.940	0.985	4.8%	0.955	1.015
Y	176	0.893	0.980	9.8%	0.963	0.998
SubArea 1 Grade >=10	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	244	0.903	0.981	8.6%	0.965	0.996
Y	6	0.951	0.998	5.0%	0.891	1.106

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: SE / Team - 3	Lien Date: 01/01/2004	Date of Report: 2/24/2005	Sales Dates: 1/2003 - 12/2004								
Area Enumclaw Plateau	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p>Sample size (n) 250</p> <p>Mean Assessed Value 294,400</p> <p>Mean Sales Price 325,000</p> <p>Standard Deviation AV 110,804</p> <p>Standard Deviation SP 127,250</p>											
ASSESSMENT LEVEL											
<p>Arithmetic Mean Ratio 0.918</p> <p>Median Ratio 0.920</p> <p>Weighted Mean Ratio 0.906</p>											
UNIFORMITY											
<p>Lowest ratio 0.640</p> <p>Highest ratio: 1.250</p> <p>Coefficient of Dispersion 9.83%</p> <p>Standard Deviation 0.114</p> <p>Coefficient of Variation 12.46%</p> <p>Price Related Differential (PRD) 1.014</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.902</td> </tr> <tr> <td><i>Upper limit</i></td> <td>0.937</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.904</td> </tr> <tr> <td><i>Upper limit</i></td> <td>0.933</td> </tr> </table>				<i>Lower limit</i>	0.902	<i>Upper limit</i>	0.937	<i>Lower limit</i>	0.904	<i>Upper limit</i>	0.933
<i>Lower limit</i>	0.902										
<i>Upper limit</i>	0.937										
<i>Lower limit</i>	0.904										
<i>Upper limit</i>	0.933										
SAMPLE SIZE EVALUATION											
<p>N (population size) 3448</p> <p>B (acceptable error - in decimal) 0.05</p> <p>S (estimated from this sample) 0.114</p> <p>Recommended minimum: 21</p> <p>Actual sample size: 250</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>124</td> </tr> <tr> <td># ratios above mean:</td> <td>126</td> </tr> <tr> <td>Z:</td> <td>0.126</td> </tr> </table> <p>Conclusion: <i>Normal*</i></p> <p><i>*i.e. no evidence of non-normality</i></p>				# ratios below mean:	124	# ratios above mean:	126	Z:	0.126		
# ratios below mean:	124										
# ratios above mean:	126										
Z:	0.126										



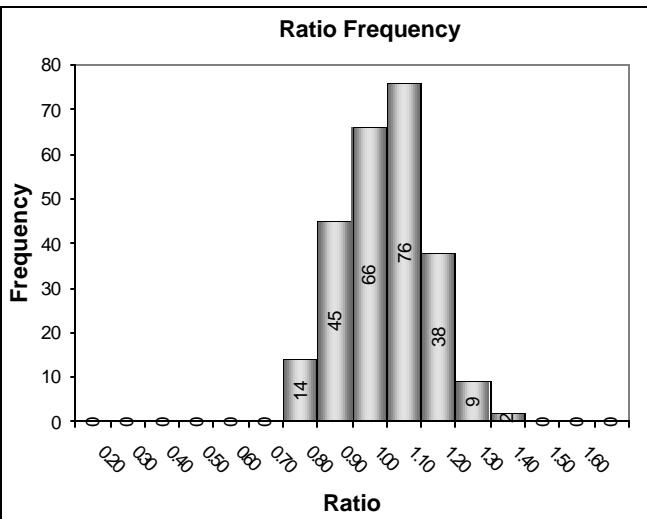
COMMENTS:

1 to 3 Unit Residences throughout area 40

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: SE / Team - 3	Lien Date: 01/01/2005	Date of Report: 2/24/2005	Sales Dates: 1/2003 - 12/2004
Area Enumclaw Plateau	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 250			
Mean Assessed Value	319,000		
Mean Sales Price	325,000		
Standard Deviation AV	119,342		
Standard Deviation SP	127,250		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.995		
Median Ratio	1.002		
Weighted Mean Ratio	0.982		
UNIFORMITY			
Lowest ratio	0.704		
Highest ratio:	1.309		
Coefficient of Dispersion	9.78%		
Standard Deviation	0.122		
Coefficient of Variation	12.30%		
Price Related Differential (PRD)	1.013		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.983		
Upper limit	1.021		
95% Confidence: Mean			
Lower limit	0.979		
Upper limit	1.010		
SAMPLE SIZE EVALUATION			
N (population size)	3448		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.122		
Recommended minimum:	24		
Actual sample size:	250		
Conclusion:	OK		
NORMALITY			
<i>Binomial Test</i>			
# ratios below mean:	118		
# ratios above mean:	132		
Z:	0.885		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 40
Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	322106	9014	5/28/03	\$305,000	1890	0	4	1923	2	1354280	Y	N	37925 200TH AV SE
001	272006	9039	7/1/04	\$266,000	820	0	5	1927	4	104979	Y	N	23103 SE 448TH ST
001	272006	9039	6/25/03	\$249,000	820	0	5	1927	4	104979	Y	N	23103 SE 448TH ST
001	082007	9087	3/26/04	\$120,000	880	0	5	1950	3	38363	Y	N	40720 302ND AV SE
001	222006	9037	1/20/03	\$116,500	900	0	5	1929	3	39600	Y	N	23205 SE 436TH ST
001	262006	9021	8/12/03	\$176,500	960	0	5	1934	5	74737	Y	N	46331 252ND AV SE
001	132006	9084	5/12/03	\$150,000	970	0	5	1938	4	37024	Y	N	41702 264TH AV SE
001	571140	0030	3/13/03	\$147,000	1023	0	5	1937	3	11443	N	N	43906 241ST PL SE
001	312106	9071	10/24/03	\$215,000	1250	0	5	1971	3	224334	Y	N	37926 188TH AV SE
001	342006	9028	11/17/04	\$133,452	1300	0	5	1922	3	36264	N	N	46405 244TH AV SE
001	312007	9031	6/26/03	\$239,950	770	0	6	1937	4	104979	N	N	47304 284TH AV SE
001	932610	0150	8/26/04	\$180,000	880	510	6	1978	3	10697	N	N	41205 214TH AV SE
001	132006	9087	10/29/03	\$150,000	890	0	6	1942	4	37024	Y	N	41804 264TH AV SE
001	282006	9044	3/10/04	\$263,600	960	0	6	1934	5	17255	Y	N	44927 228TH AV SE
001	012006	9030	9/15/04	\$275,000	1000	0	6	1953	5	227818	Y	N	39129 264TH AV SE
001	222006	9048	9/16/04	\$175,000	1060	0	6	1927	3	39600	Y	N	43206 236TH AV SE
001	092006	9052	1/30/04	\$164,000	1120	0	6	1961	4	35500	N	N	40202 228TH WY SE
001	272006	9028	4/16/03	\$270,000	1120	0	6	1929	5	208216	Y	N	45203 244TH AV SE
001	152006	9018	5/27/03	\$225,000	1140	0	6	1931	4	38584	Y	N	42619 244TH AV SE
001	052007	9068	4/6/04	\$262,000	1180	0	6	1980	3	219106	Y	N	39410 305TH AV SE
001	056150	0280	4/16/03	\$180,000	1180	0	6	1961	4	50545	Y	N	25201 SE 384TH ST
001	222006	9175	1/28/04	\$150,000	1190	0	6	1970	3	10032	N	N	23807 SE 440TH ST
001	721550	0274	7/26/04	\$185,000	1200	0	6	1974	4	21548	N	N	38104 ENUMCLAW-FRANKLIN RD SE
001	342006	9034	10/21/04	\$190,750	1200	0	6	1939	5	8925	N	N	46723 244TH AV SE
001	342006	9001	11/5/03	\$183,500	1250	0	6	1930	5	1506947	Y	N	46529 244TH AV SE
001	932610	0210	1/16/04	\$155,000	1340	0	6	1975	3	10262	N	N	41327 214TH AV SE
001	222006	9091	3/18/04	\$169,900	1350	0	6	1932	3	30360	Y	N	23128 SE 436TH ST
001	162006	9045	12/22/04	\$362,000	1400	0	6	1957	4	233481	Y	N	43128 218TH AV SE
001	062006	9020	9/10/03	\$420,000	1550	0	6	1915	4	825897	Y	N	18018 SE 400TH ST
001	112006	9026	9/17/04	\$220,000	1560	0	6	1938	3	131115	Y	N	25615 SE 400TH ST

Improved Sales Used in this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	072006	9050	9/15/03	\$306,000	1650	0	6	1947	4	102801	Y	N	18702 SE 416TH ST
001	152006	9034	8/2/04	\$374,000	1680	0	6	1984	3	426888	Y	N	42809 236TH AV SE
001	312106	9049	5/10/04	\$185,000	1780	0	6	1972	4	39691	Y	N	19526 SE 384TH ST
001	122006	9009	3/29/04	\$257,000	1860	0	6	1904	4	342067	Y	N	40513 264TH AV SE
001	272006	9067	9/24/04	\$440,000	1910	0	6	1911	4	479595	Y	N	23530 SE 456TH WY
001	342006	9030	9/7/04	\$304,000	2330	0	6	1997	3	128417	N	N	47007 244TH AV SE
001	362006	9047	8/23/04	\$234,950	1060	0	7	1917	5	9546	Y	N	27527 SE 467TH PL
001	312106	9081	4/7/03	\$350,000	1100	800	7	1973	4	203860	Y	N	37728 192ND AV SE
001	144330	0050	2/25/03	\$240,500	1180	580	7	1969	3	47916	Y	N	39323 303RD AV SE
001	312106	9070	7/22/03	\$207,500	1190	550	7	1969	3	71874	Y	N	38103 181ST AV SE
001	122006	9019	6/28/04	\$460,000	1200	1200	7	1963	4	409464	Y	N	41212 268TH AV SE
001	082007	9073	9/17/03	\$280,000	1240	800	7	1998	3	107593	Y	N	41216 305TH AV SE
001	182006	9050	12/17/04	\$259,950	1250	730	7	1967	2	42032	Y	N	42808 AUBURN-ENUMCLAW RD SE
001	072006	9040	7/15/03	\$233,000	1250	420	7	1966	2	81892	Y	N	19107 SE 400TH ST
001	062006	9050	9/14/04	\$268,000	1250	1250	7	1976	4	25733	Y	N	39703 186TH PL SE
001	312007	9142	7/21/04	\$284,950	1420	0	7	1980	3	37160	Y	N	46914 286TH AV SE
001	342106	9152	3/23/04	\$269,900	1430	0	7	1991	3	50965	N	N	37423 239TH AV SE
001	642700	0152	3/23/04	\$320,000	1450	580	7	1966	4	28098	Y	N	24606 SE MUD MOUNTAIN RD
001	342006	9043	3/31/04	\$333,900	1470	0	7	1913	5	400515	Y	N	46517 244TH AV SE
001	222006	9112	3/13/03	\$289,000	1480	790	7	1967	4	104108	Y	N	44622 228TH AV SE
001	202006	9013	5/22/03	\$213,000	1520	0	7	1960	4	22275	Y	N	44004 196TH AV SE
001	212006	9013	8/2/04	\$425,000	1540	0	7	1988	3	851598	Y	N	44002 216TH AV SE
001	192006	9059	9/9/03	\$263,600	1550	0	7	1968	4	54050	Y	N	43805 196TH AV SE
001	142240	0100	5/14/03	\$218,000	1550	0	7	1964	3	37295	N	N	39641 226TH AV SE
001	142240	0260	5/19/03	\$268,900	1570	0	7	1983	3	64904	N	N	39803 228TH AV SE
001	302007	9041	8/18/04	\$425,000	1610	0	7	1936	4	198633	N	N	46225 284TH AV SE
001	056150	0300	7/23/04	\$305,000	1610	0	7	1989	3	39777	Y	N	38423 251ST PL SE
001	352006	9059	6/1/04	\$299,000	1610	0	7	1978	3	214934	Y	N	46815 260TH AV SE
001	322106	9029	5/19/04	\$205,000	1610	1150	7	1958	3	21760	N	N	19908 SE 384TH ST
001	312007	9036	10/7/03	\$223,100	1610	0	7	1939	5	74488	Y	N	46719 284TH AV SE
001	606100	0160	1/2/03	\$219,990	1630	400	7	1965	4	38880	N	N	38224 183RD AV SE

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Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	312106	9103	12/9/04	\$402,000	1660	0	7	1981	4	436035	N	N	18520 SE 380TH ST
001	278130	0070	11/15/04	\$305,000	1670	0	7	1969	4	33855	Y	N	23825 SE 471ST ST
001	122006	9053	3/8/04	\$370,000	1680	0	7	1975	4	409464	Y	N	41308 268TH AV SE
001	019300	0070	4/5/04	\$255,000	1690	0	7	1965	4	27876	Y	N	24102 SE 448TH ST
001	322106	9060	5/13/03	\$237,000	1690	0	7	1968	4	37024	N	N	38117 204TH AV SE
001	144330	0120	3/17/03	\$225,000	1690	0	7	1988	3	35206	Y	N	39504 303RD AV SE
001	222006	9114	5/1/03	\$365,000	1700	0	7	1947	4	263538	Y	N	23630 SE 440TH ST
001	278132	0060	4/22/04	\$245,000	1750	0	7	1974	4	19465	N	N	23632 SE 473RD ST
001	352106	9119	5/19/04	\$260,000	1800	0	7	1990	3	68824	N	N	37905 250TH AV SE
001	312106	9052	2/3/03	\$270,950	1810	0	7	1968	4	69260	Y	N	37927 188TH AV SE
001	342106	9120	8/23/04	\$335,000	1820	0	7	1988	3	41250	N	N	23928 SE 380TH ST
001	362006	9036	11/19/03	\$232,500	1820	0	7	1966	4	32666	Y	N	46901 276TH AV SE
001	082007	9023	8/25/04	\$500,000	1860	0	7	1955	5	425581	Y	N	29926 SE 408TH ST
001	062006	9055	4/28/04	\$326,000	1860	0	7	1972	3	210394	Y	N	39002 191ST AV SE
001	278133	0020	8/8/03	\$225,000	1880	0	7	1978	3	12600	N	N	23602 SE 473RD ST
001	312106	9082	4/25/03	\$450,000	1890	0	7	1987	3	203425	Y	N	37628 192ND AV SE
001	152006	9049	10/11/04	\$333,000	1900	0	7	1922	4	213444	Y	N	42127 236TH AV SE
001	152006	9049	1/7/03	\$283,950	1900	0	7	1922	4	213444	Y	N	42127 236TH AV SE
001	072006	9075	9/30/03	\$399,950	1910	630	7	1978	4	319290	N	N	40306 185TH AV SE
001	092006	9028	10/14/04	\$389,000	1920	0	7	1989	3	186001	Y	N	40211 228TH WY SE
001	322007	9022	11/17/04	\$270,000	1920	240	7	1967	3	17370	Y	N	29520 SE 472ND ST
001	606100	0080	6/18/04	\$340,000	1930	1930	7	1969	3	34880	N	N	38025 183RD AV SE
001	312007	9106	11/1/04	\$392,000	1940	0	7	1989	4	263973	N	N	47322 284TH AV SE
001	142240	0060	2/27/03	\$289,000	1950	670	7	1965	4	66022	N	N	22415 SE 399TH ST
001	128400	0080	5/25/04	\$300,000	1970	0	7	1967	4	50094	Y	N	42525 214TH AV SE
001	192006	9045	3/5/04	\$326,513	1990	0	7	1991	3	244371	Y	N	43311 196TH AV SE
001	172006	9076	1/12/04	\$283,000	2020	0	7	1969	4	99316	Y	N	42509 212TH AV SE
001	042007	9037	3/17/03	\$270,000	2060	0	7	1993	3	49652	N	N	30909 SE 392ND ST
001	011906	9032	8/2/04	\$395,000	2100	0	7	1991	3	133729	N	N	26918 SE MUD MOUNTAIN RD
001	681770	0030	5/10/04	\$300,000	2110	0	7	2001	3	34034	N	N	41433 212TH AV SE
001	072007	9080	5/18/04	\$315,000	2140	0	7	1993	3	25027	Y	N	40010 278TH AV SE

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Area 40
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	142240	0250	8/20/04	\$318,200	2210	1020	7	1975	3	57499	N	N	39825 228TH AV SE
001	312106	9066	12/13/04	\$364,400	2270	0	7	1968	3	91911	Y	N	38221 181ST AV SE
001	022006	9043	6/17/04	\$378,000	2300	0	7	1994	3	44866	N	N	24705 SE 384TH ST
001	182007	9047	8/27/03	\$459,000	2300	1510	7	1990	3	430045	Y	N	29030 SE 424TH ST
001	144330	0070	7/13/04	\$289,950	2360	0	7	1979	3	47916	N	N	39419 303RD AV SE
001	182007	9054	5/12/04	\$350,000	2370	0	7	1958	3	184684	Y	N	42308 284TH AV SE
001	082007	9072	3/23/04	\$305,000	2400	0	7	1969	3	217800	Y	N	30416 SE 402ND ST
001	342006	9050	12/26/03	\$350,000	2500	0	7	1978	4	213079	Y	N	47132 241ST AV SE
001	112006	9038	8/3/04	\$418,000	2520	0	7	1987	3	216928	Y	N	41023 250TH AV SE
001	062006	9033	7/15/04	\$475,000	2580	0	7	1918	4	429501	Y	N	18723 SE 384TH ST
001	342106	9062	6/16/03	\$400,000	2620	600	7	1981	4	204732	N	N	24219 SE 374TH ST
001	172006	9104	11/12/04	\$375,000	2710	0	7	1986	3	54014	Y	N	41802 207TH AV SE
001	132006	9089	5/27/03	\$319,000	2800	0	7	1940	4	26861	Y	N	42102 264TH AV SE
001	278130	0030	3/13/03	\$373,000	2820	0	7	1983	4	47334	Y	N	24030 SE 471ST ST
001	061907	9056	5/20/04	\$405,000	3410	0	7	1968	3	426016	N	N	48429 284TH AV SE
001	122006	9096	7/20/04	\$327,000	1250	1250	8	1984	2	217800	N	N	26861 SE 411TH ST
001	980450	0310	11/4/03	\$322,000	1270	1170	8	1979	4	36884	Y	N	25630 SE 390TH ST
001	980450	0040	5/28/04	\$329,000	1380	1180	8	1978	3	47044	Y	N	39408 258TH AV SE
001	980450	0120	4/11/03	\$281,950	1400	460	8	1978	3	47250	Y	N	39253 260TH AV SE
001	342106	9071	12/13/04	\$299,900	1420	820	8	1987	3	41448	N	N	38027 234TH AV SE
001	980450	0480	6/28/04	\$318,000	1500	0	8	1974	3	45302	Y	N	25644 SE 394TH ST
001	022006	9092	10/8/03	\$319,000	1550	890	8	1980	4	36903	Y	N	39603 258TH AV SE
001	980451	0110	6/8/04	\$300,000	1690	0	8	1988	3	37600	Y	N	25819 SE 399TH ST
001	182006	9045	12/3/03	\$260,000	1690	0	8	1959	4	53375	Y	N	42507 196TH AV SE
001	980450	0020	4/30/04	\$324,950	1700	1570	8	1973	3	47480	Y	N	39440 258TH AV SE
001	605500	0250	7/26/04	\$375,000	1750	0	8	1981	5	36000	Y	N	27410 SE 402ND ST
001	022006	9128	6/15/03	\$380,000	1780	0	8	1998	3	130680	Y	N	24605 SE 390TH ST
001	022006	9020	7/7/03	\$337,000	1810	0	8	1988	3	44431	Y	N	25807 SE 398TH ST
001	980450	0470	10/14/04	\$352,000	1820	570	8	1973	4	45302	Y	N	39237 258TH AV SE
001	342106	9113	12/22/04	\$346,000	1840	880	8	1986	3	54450	N	N	24308 SE 378TH ST
001	011906	9028	9/3/04	\$555,000	1850	0	8	1967	5	86248	N	N	27221 SE MUD MOUNTAIN RD

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	980450	0380	8/20/04	\$289,000	1930	0	8	1976	4	34743	N	N	39033 258TH AV SE
001	980450	0380	4/6/04	\$242,000	1930	0	8	1976	4	34743	N	N	39033 258TH AV SE
001	172006	9121	5/7/03	\$369,900	1940	990	8	1976	3	198198	Y	N	20017 SE 416TH ST
001	092006	9095	12/20/04	\$355,000	1950	0	8	1971	3	104305	Y	N	41405 228TH AV SE
001	022006	9108	3/20/03	\$449,950	1950	0	8	1999	3	319730	Y	N	25107 SE 392ND ST
001	056150	0200	7/3/03	\$317,500	1980	0	8	1994	3	35501	N	N	24829 SE 387TH ST
001	032006	9087	8/11/04	\$335,000	2000	0	8	2004	3	18750	N	N	38420 244TH AV SE
001	082007	9053	5/12/04	\$240,000	2010	0	8	1965	4	103672	Y	N	41032 300TH AV SE
001	142240	0200	5/9/03	\$318,000	2040	0	8	1964	4	58684	N	N	39812 226TH AV SE
001	312007	9133	4/23/03	\$310,000	2076	0	8	2001	3	48389	Y	N	47224 288TH AV SE
001	342106	9074	9/22/03	\$510,000	2120	0	8	1977	4	217800	N	N	24107 SE 380TH ST
001	352106	9106	10/7/03	\$315,000	2120	0	8	1987	3	43528	N	N	24522 SE 384TH ST
001	980451	0160	3/11/03	\$325,000	2180	0	8	1983	3	77101	Y	N	25830 SE 398TH ST
001	142240	0090	5/22/03	\$242,000	2180	0	8	1977	3	36975	N	N	39811 226TH AV SE
001	980450	0070	8/23/04	\$405,000	2190	1000	8	1977	4	47241	Y	N	39222 258TH AV SE
001	342106	9154	11/22/04	\$360,000	2190	0	8	1991	3	46609	N	N	23615 SE 374TH ST
001	052007	9104	8/20/03	\$348,500	2200	0	8	1997	3	46609	Y	N	39529 302ND AV SE
001	052007	9063	6/11/03	\$409,500	2260	0	8	1977	3	241322	Y	N	30101 SE 396TH ST
001	252006	9023	3/24/04	\$434,450	2270	0	8	1900	5	285318	Y	N	26911 SE 456TH ST
001	292106	9078	12/11/03	\$387,000	2280	790	8	1974	4	109335	Y	N	36705 198TH AV SE
001	172006	9093	5/6/04	\$370,000	2300	0	8	1900	4	108900	Y	N	41803 207TH AV SE
001	352106	9057	3/18/04	\$318,450	2300	0	8	1979	3	43560	N	N	24605 SE 380TH ST
001	061907	9096	8/20/03	\$517,500	2350	0	8	1979	4	715690	Y	Y	27815 SE MUD MOUNTAIN RD
001	222006	9045	10/7/04	\$385,000	2410	0	8	1978	4	104108	Y	N	23127 SE 436TH ST
001	056150	0260	3/10/04	\$353,000	2440	0	8	1993	3	53805	Y	N	38520 251ST PL SE
001	342106	9030	12/8/04	\$415,000	2470	0	8	1986	4	217800	Y	N	23321 SE 380TH ST
001	082007	9061	9/17/03	\$390,000	2510	0	8	1983	3	217800	Y	N	41430 305TH AV SE
001	322106	9039	9/9/03	\$398,950	2520	0	8	1997	3	212137	N	N	38022 200TH AV SE
001	342106	9079	12/12/03	\$305,000	2580	0	8	1981	4	44250	N	N	24124 SE 380TH ST
001	052007	9095	11/16/04	\$500,000	2730	0	8	1994	3	220413	Y	N	30333 SE 396TH ST
001	056150	0010	3/10/03	\$328,000	2730	0	8	1991	3	43500	N	N	24807 SE 384TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	042007	9052	3/25/04	\$327,500	2740	0	8	1993	3	54575	Y	N	39325 310TH AV SE
001	202006	9062	7/15/03	\$399,950	2760	0	8	1986	3	110206	Y	N	44619 199TH PL SE
001	732770	0120	4/23/04	\$522,000	2810	400	8	1993	3	255261	N	N	22015 SE 358TH ST
001	342106	9028	11/4/04	\$490,000	2860	0	8	2001	3	218235	Y	N	23650 SE 371ST ST
001	092006	9067	3/21/03	\$385,000	2900	0	8	1980	3	191664	Y	N	40910 218TH AV SE
001	312106	9036	2/12/03	\$427,000	3020	0	8	1992	3	360241	N	N	37304 188TH AV SE
001	352106	9137	3/31/04	\$470,000	3210	0	8	1999	3	60250	N	N	38301 252ND AV SE
001	222006	9206	12/10/04	\$515,000	3370	0	8	1984	3	202989	Y	N	23316 SE 448TH ST
001	112006	9053	3/26/03	\$475,000	1530	1180	9	1988	3	216928	N	N	40820 250TH AV SE
001	022006	9106	8/25/04	\$433,000	1970	0	9	1985	3	106722	Y	N	39202 254TH AV SE
001	022006	9111	2/5/04	\$460,000	2230	0	9	1993	3	108464	Y	N	39705 248TH AV SE
001	732770	0013	4/8/03	\$435,000	2300	600	9	1991	3	242629	Y	Y	22118 SE 358TH ST
001	732771	0060	4/22/04	\$930,000	2640	0	9	1981	4	435652	Y	Y	20800 SE 358TH ST
001	222006	9029	7/23/04	\$490,000	2760	0	9	1966	3	304920	Y	N	23420 SE 448TH ST
001	082006	9039	12/29/03	\$539,990	2814	0	9	1998	3	432986	Y	N	19954 SE 416TH ST
001	092006	9121	11/24/03	\$399,950	2860	0	9	2003	3	55756	Y	N	40113 228TH AV SE
001	352106	9158	10/3/03	\$570,000	3100	0	9	1996	3	153331	Y	N	25609 SE 380TH ST
001	681783	0060	11/4/03	\$585,855	3230	0	9	2003	3	217800	N	N	24984 SE 367TH WY
001	278133	0100	3/12/04	\$375,000	3310	0	9	1983	3	50532	Y	N	47202 235TH AV SE
001	352106	9159	8/19/03	\$442,000	3320	0	9	2003	3	97139	N	N	36906 244TH AV SE
001	262106	9065	8/11/03	\$520,000	3380	0	9	1991	3	207781	N	N	36311 249TH AV SE
001	681783	0050	5/1/03	\$757,048	4360	0	9	2003	3	216716	N	N	25012 SE 367TH WY
001	681783	0010	5/10/04	\$691,000	3650	0	10	2004	3	137779	N	N	24947 SE 367TH WY
001	022006	9049	4/9/04	\$515,000	3980	280	10	1976	4	199069	Y	N	25233 SE 389TH ST
001	342006	9060	7/30/04	\$550,000	1430	0	11	1996	3	432036	Y	N	46910 228TH AV SE
001	102006	9061	4/21/04	\$800,000	3270	0	11	1991	3	418333	Y	N	23419 SE 406TH ST
001	352106	9016	7/9/03	\$938,000	4520	0	11	1991	3	747054	Y	N	25803 SE 383RD WY
001	681783	0040	8/4/03	\$817,189	4930	0	11	2003	3	217351	N	N	25116 SE 367TH WY
009	712340	0110	9/16/04	\$150,767	480	0	4	1931	3	7231	Y	Y	32851 SE 310TH ST
009	410200	0030	3/10/04	\$190,500	620	260	5	1958	4	25785	Y	Y	37502 WEST LAKE WALKER DR SE
009	232207	9039	11/19/04	\$163,700	980	0	5	1920	5	22500	N	N	35023 SE 252ND ST

Improved Sales Used in this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	187140	1085	9/22/04	\$163,000	1010	0	5	1942	4	6215	N	N	35421 312TH WY SE
009	082107	9019	5/10/04	\$191,000	1100	0	5	1956	4	128066	N	N	31909 293RD AV SE
009	187140	0510	2/26/04	\$125,000	1150	0	5	1917	4	4738	N	N	35217 VEAZIE -CUMBERLAND RD SE
009	342107	9060	12/19/03	\$119,172	1160	0	5	1976	4	20053	Y	N	37010 WEST LAKE WALKER DR SE
009	202107	9019	4/21/04	\$215,000	1200	0	5	1961	3	68389	Y	N	30409 SE 352ND ST
009	422440	0122	9/25/03	\$164,000	1290	0	5	1915	4	19578	N	N	35128 SE 257TH ST
009	342207	9023	7/23/04	\$200,000	1350	0	5	1941	4	22800	N	N	28703 KANASKAT-KANGLEY RD SE
009	187140	0600	7/16/03	\$150,000	1680	0	5	1981	4	13228	N	N	35233 312TH WY SE
009	416960	0035	7/8/04	\$285,000	660	320	6	1960	3	22245	Y	Y	30511 SE LAKE RETREAT NORTH DR
009	322207	9136	3/24/03	\$204,950	860	0	6	1977	2	55321	N	N	28125 307TH AV SE
009	342207	9019	8/13/04	\$180,000	950	0	6	1930	5	13352	N	N	28603 KANASKAT-KANGLEY RD SE
009	322207	9138	6/7/04	\$305,000	1010	0	6	1978	4	104979	N	N	27728 293RD AV SE
009	187140	0255	5/22/03	\$140,000	1040	0	6	1971	3	11000	N	N	35517 VEAZIE -CUMBERLAND RD SE
009	262207	9032	4/29/03	\$145,000	1090	0	6	1922	4	20855	N	N	26720 346TH AV SE
009	122107	9058	6/26/03	\$180,000	1120	0	6	1972	4	93218	N	N	35804 SE COURTNEY RD
009	042107	9108	6/22/04	\$245,000	1280	0	6	1995	3	49222	N	N	31516 SE RETREAT-KANASKAT RD
009	322207	9058	4/21/04	\$270,000	780	0	7	1976	3	13740	Y	Y	30132 SE LAKE RETREAT SOUTH DR
009	322107	9160	7/20/04	\$235,000	900	460	7	1997	3	43662	N	N	29642 SE 370TH ST
009	282107	9096	2/12/04	\$242,500	1000	460	7	1975	4	43560	N	N	35701 VEAZIE -CUMBERLAND RD SE
009	042107	9044	4/24/03	\$215,000	1220	0	7	1987	3	31200	N	N	32104 SE RETREAT-KANASKAT RD
009	322107	9099	9/16/03	\$292,500	1260	0	7	1972	4	261360	N	N	38128 VEAZIE -CUMBERLAND RD SE
009	032107	9030	8/27/03	\$295,000	1260	0	7	1978	5	211701	N	N	33424 SE 301ST ST
009	282207	9063	2/23/04	\$258,000	1300	0	7	1989	3	109286	N	N	26610 309TH AV SE
009	042107	9157	8/4/03	\$218,000	1310	0	7	1988	4	44400	N	N	32109 SE 291ST ST
009	262207	9112	6/3/03	\$296,000	1320	0	7	1968	4	329313	N	N	25715 348TH AV SE
009	322207	9087	9/9/04	\$272,950	1350	0	7	1920	4	87631	N	N	27426 RETREAT-KANASKAT RD SE
009	342207	9039	5/23/03	\$229,000	1420	0	7	1977	3	303613	Y	N	33109 SE KENT-KANGLEY RD
009	102107	9083	7/12/04	\$291,950	1490	0	7	1967	4	76230	Y	Y	31526 CUMBERLAND-KANASKAT RD SE
009	322207	9067	7/19/04	\$340,000	1490	1290	7	1967	4	13560	Y	Y	30138 SE LAKE RETREAT SOUTH DR
009	405800	0080	3/24/04	\$240,000	1490	480	7	1976	3	94663	N	N	28633 RETREAT-KANASKAT RD SE
009	187140	0195	12/14/04	\$258,500	1514	0	7	1999	3	17450	N	N	35510 VEAZIE -CUMBERLAND RD SE

Improved Sales Used in this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	240880	0200	7/6/04	\$267,950	1544	0	7	1978	4	99316	N	N	31616 SE 270TH ST
009	262207	9151	3/24/03	\$307,700	1550	0	7	1980	4	625957	N	N	34846 SE 268TH ST
009	322107	9100	5/14/04	\$269,000	1630	0	7	1994	3	74052	N	N	37725 VEAZIE -CUMBERLAND RD SE
009	282207	9050	9/8/04	\$287,500	1800	0	7	1987	3	87581	N	N	31310 SE 268TH ST
009	322207	9182	5/14/04	\$265,950	1800	0	7	1992	3	50965	N	N	28529 298TH PL SE
009	240880	0410	3/19/04	\$293,023	1830	0	7	1977	4	90604	N	N	31914 SE 268TH ST
009	322107	9027	5/25/04	\$275,000	1860	0	7	2004	3	43560	N	N	37550 VEAZIE -CUMBERLAND RD SE
009	282107	9071	6/12/03	\$349,500	1870	0	7	1983	4	142005	N	N	36213 312TH AV SE
009	032107	9076	9/8/03	\$358,000	1980	0	7	2001	3	304920	N	N	29609 333RD AV SE
009	322107	9154	12/9/04	\$344,100	2060	0	7	1984	4	71002	N	N	37911 300TH AV SE
009	042107	9134	1/22/03	\$290,000	2088	0	7	1990	4	48787	N	N	29224 322ND AV SE
009	042107	9133	2/21/03	\$285,000	2090	0	7	1992	3	101494	N	N	29730 322ND AV SE
009	102107	9138	8/2/04	\$236,000	2172	0	7	1995	3	23225	N	N	33724 SE HUDSON RD
009	187140	0181	8/14/03	\$224,950	2200	0	7	2002	3	10800	N	N	35432 VEAZIE -CUMBERLAND RD SE
009	322107	9143	12/14/03	\$240,000	2310	0	7	1985	3	58806	N	N	38306 297TH PL SE
009	322107	9110	6/23/03	\$350,000	2456	0	7	2001	3	216493	N	N	29234 SE 374TH ST
009	032107	9027	7/1/03	\$325,000	2750	0	7	1995	3	45302	N	N	33606 SE 301ST ST
009	102107	9099	3/2/04	\$268,950	1410	580	8	1987	4	20466	N	N	30452 KANASKAT-KANGLEY RD SE
009	322207	9009	8/16/04	\$395,000	1510	680	8	1978	4	213444	N	N	29516 SE 278TH ST
009	322107	9053	3/1/04	\$290,000	1520	0	8	1982	4	107157	N	N	38217 VEAZIE -CUMBERLAND RD SE
009	122107	9046	8/20/03	\$290,000	1550	0	8	1984	4	122839	N	N	35935 SE 311TH ST
009	142107	9094	2/19/04	\$332,000	1790	0	8	2000	3	269600	N	N	34184 SE 327TH PL
009	042107	9115	4/28/03	\$240,500	1850	0	8	1992	3	39300	Y	N	29610 322ND AV SE
009	342207	9078	10/14/03	\$349,000	1910	0	8	1996	3	220849	N	N	28211 338TH AV SE
009	282207	9074	9/8/03	\$257,500	1960	0	8	1982	3	87556	N	N	26700 312TH AV SE
009	042107	9156	4/24/03	\$319,000	2090	0	8	1993	3	44400	N	N	32021 SE 291ST ST
009	282107	9054	5/25/04	\$398,000	2350	0	8	1992	3	219106	N	N	36108 312TH AV SE
009	032107	9052	2/14/03	\$422,000	2478	0	8	1999	3	50094	N	N	33636 SE 301ST ST
009	342207	9045	4/7/04	\$416,000	2570	0	8	2003	3	98445	N	N	33704 SE KENT-KANGLEY RD
009	032107	9039	9/24/03	\$427,000	2590	0	8	1989	3	111513	N	N	33407 SE 301ST ST
009	292107	9028	6/13/03	\$387,500	2750	0	8	1980	4	193842	N	N	30511 SE 358TH ST

Improved Sales Used in this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	322107	9181	7/29/03	\$320,000	3060	0	8	1969	4	187814	N	N	37113 300TH AV SE
009	322207	9114	8/23/04	\$677,500	3950	0	8	2000	3	216057	N	N	29203 SE KENT-KANGLEY RD
009	282107	9057	11/6/03	\$349,900	2170	0	9	1992	3	473061	N	N	36506 320TH AV SE

Improved Sales Removed from this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	011906	9033	8/24/04	\$146,062	%NET COND; PREV IMP<=10K
001	012006	9059	5/11/04	\$530,000	UNFINISHED AREA
001	012006	9087	2/21/03	\$500,000	NON-REPRESENTATIVE SALE
001	022006	9042	10/26/04	\$280,000	IMP COUNT
001	022006	9081	7/28/04	\$450,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	032006	9044	6/16/04	\$555,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	032006	9064	4/24/03	\$349,950	MOBILE HOME
001	032006	9087	11/1/03	\$70,000	GOR RATIO
001	042006	9016	9/24/04	\$431,300	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	042006	9040	4/16/03	\$439,500	DIAGNOSTIC OUTLIER
001	042006	9065	12/23/04	\$580,000	OPEN SPACE
001	042006	9068	10/15/04	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	052007	9009	4/15/03	\$120,000	NON-REPRESENTATIVE SALE
001	052007	9096	8/7/03	\$410,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	056150	0050	7/17/03	\$234,239	FORCED SALE; EXEMPT FROM EXCISE TAX
001	061907	9023	8/7/03	\$55,000	QUIT CLAIM DEED; %NET COND
001	062006	9067	4/18/03	\$160,097	QUIT CLAIM DEED; OPEN SPACE
001	062006	9068	11/18/04	\$1,320,000	OPEN SPACE; MULTI PARCEL SALE
001	062007	9003	5/6/04	\$119,950	ESTATE ADMINISTRATOR; %NET COND
001	062007	9016	8/28/03	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	062007	9047	11/5/03	\$372,950	NON-REPRESENTATIVE SALE
001	072006	9033	9/25/03	\$127,251	QUIT CLAIM DEED; RELATED PARTY
001	072006	9042	6/2/04	\$35,311	QUIT CLAIM DEED; PARTIAL INTEREST
001	072006	9075	9/30/03	\$399,950	RELOCATION - SALE TO SERVICE
001	082007	9007	4/4/03	\$112,437	GOR RATIO
001	082007	9008	5/12/03	\$415,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	082007	9028	4/14/04	\$1,000	GOR RATIO
001	082007	9029	6/11/03	\$249,950	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	082007	9048	9/22/04	\$360,000	OPEN SPACE
001	092006	9020	9/12/03	\$289,500	DIAGNOSTIC OUTLIER
001	092006	9031	1/14/04	\$100,000	DIAGNOSTIC OUTLIER
001	092006	9080	3/13/03	\$120,000	%COMPLETE
001	102006	9015	4/27/04	\$450,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	112006	9014	11/1/04	\$332,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	112006	9053	8/20/03	\$475,000	1031 TRADE
001	132006	9007	5/29/03	\$900,000	OPEN SPACE CONTINUED AFTER SALE; MOBILE HOME
001	132006	9103	11/20/03	\$1,117,200	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	142006	9001	3/24/04	\$900,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	142006	9122	6/21/04	\$525,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	142240	0200	5/9/03	\$318,000	RELOCATION - SALE TO SERVICE
001	152006	9033	4/9/04	\$436,500	TIMBER AND FOREST LAND;OPEN SPACE
001	162006	9074	4/29/04	\$455,000	PERS MOBILE HOME
001	172006	9022	1/27/03	\$365,000	DIAGNOSTIC OUTLIER
001	172007	9006	1/23/03	\$265,000	DIAGNOSTIC OUTLIER
001	182006	9038	11/11/04	\$370,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	182006	9057	3/10/04	\$1,560	DOR RATIO
001	182006	9073	6/12/03	\$1,000,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	182007	9069	6/27/03	\$467,500	TIMBER AND FOREST LAND;OPEN SPACE
001	192006	9046	6/25/03	\$398,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	202006	9031	1/30/04	\$390,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	212006	9021	4/16/04	\$468,500	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	212006	9044	11/21/03	\$77,317	QUIT CLAIM DEED; RELATED PARTY
001	222006	9131	9/9/04	\$55,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	222006	9178	12/8/03	\$217,000	QUIT CLAIM DEED; PARTIAL INTEREST
001	222006	9184	9/7/04	\$184,000	EXEMPT FROM EXCISE TAX
001	272006	9071	10/17/03	\$291,500	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	282006	9020	7/28/03	\$395,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	282106	9041	3/19/03	\$42,000	DOR RATIO
001	312007	9033	7/2/04	\$132,200	DIAGNOSTIC OUTLIER
001	312007	9036	6/24/03	\$261,000	EXEMPT FROM EXCISE TAX
001	312007	9063	8/14/03	\$368,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	312106	9070	6/24/03	\$207,500	RELOCATION - SALE TO SERVICE
001	322106	9005	3/3/03	\$495,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	322106	9039	8/22/03	\$398,950	RELOCATION - SALE TO SERVICE
001	342006	9066	10/1/03	\$163,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	342006	9076	4/26/04	\$305,051	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	342106	9141	9/23/03	\$105,000	DOR RATIO
001	352006	9019	8/18/04	\$277,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	352006	9046	2/3/03	\$163,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	352006	9055	5/20/03	\$92,000	DOR RATIO
001	352106	9015	5/30/03	\$319,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	352106	9056	9/1/04	\$412,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	362006	9030	12/2/03	\$145,825	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	571140	0030	9/7/04	\$167,450	DIAGNOSTIC OUTLIER
001	605500	0020	6/12/03	\$75,000	BUILDER OR DEVELOPER SALES DORRatio
001	606100	0080	5/27/03	\$190,000	DIAGNOSTIC OUTLIER
001	642700	0003	12/15/03	\$215,000	ESTATE ADMINISTRATOR; RELATED PARTY
001	713580	0090	5/7/03	\$50,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	721550	0221	3/30/04	\$143,000	QUIT CLAIM DEED; RELATED PARTY
001	732770	0030	4/12/04	\$528,980	OPEN SPACE
001	932610	0070	4/22/03	\$114,200	DIAGNOSTIC OUTLIER
001	941340	0030	8/29/03	\$20,000	DOR RATIO
009	032107	9090	6/3/03	\$180,000	%COMPLETE; OPEN SPACE
009	042107	9145	8/4/03	\$114,000	%COMPLETE
009	052107	9009	5/16/03	\$114,000	TIMBER AND FOREST LAND; OPEN SPACE
009	082107	9037	9/24/04	\$375,000	%COMPLETE ACTIVE PERMIT>25K
009	102107	9002	3/23/04	\$170,000	DIAGNOSTIC OUTLIER
009	102107	9019	7/12/04	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	102107	9040	4/22/04	\$85,000	QUIT CLAIM DEED
009	102107	9040	4/7/04	\$77,000	QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	102107	9097	3/26/03	\$151,790	EXEMPT FROM EXCISE TAX
009	142107	9098	5/2/03	\$115,690	MOBILE HOME; DOR RATIO
009	187140	0495	8/3/04	\$119,950	%NET COND; PREV IMP<=10K
009	187140	0580	7/21/04	\$164,950	DIAGNOSTIC OUTLIER
009	240880	0010	6/24/03	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	240880	0120	4/14/03	\$272,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	240880	0500	6/22/04	\$95,203	QUIT CLAIM DEED; RELATED PARTY
009	262207	9052	4/5/04	\$147,000	DIAGNOSTIC OUTLIER
009	262207	9120	5/12/03	\$307,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
009	262207	9137	8/11/04	\$183,100	GOVERNMENT AGENCY; QUIT CLAIM DEED
009	322107	9027	9/2/03	\$70,000	DOR RATIO
009	322207	9009	8/5/04	\$395,000	RELOCATION - SALE TO SERVICE
009	322207	9042	3/21/04	\$90,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	332107	9004	7/28/03	\$135,000	%COMPLETE
009	332107	9072	7/25/03	\$141,500	%COMPLETE
009	342207	9064	10/14/03	\$130,000	DOR RATIO
009	352207	9023	6/12/03	\$109,321	RELATED PARTY, FRIEND, OR NEIGHBOR
009	410200	0095	7/29/03	\$180,000	ACTIVE PERMIT BEFORE SALE>25K
009	410200	0125	9/24/03	\$165,000	NON-REPRESENTATIVE SALE
009	712340	0115	8/6/03	\$126,500	DIAGNOSTIC OUTLIER

Vacant Sales Used in this Annual Update Analysis
Area 40

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	011906	9005	6/18/03	\$240,000	1084644	N	Y
1	012006	9009	9/22/03	\$110,000	782990	Y	N
1	022006	9002	5/30/03	\$220,000	1286326	Y	N
1	022006	9029	7/30/03	\$140,000	709592	Y	N
1	032006	9086	2/11/03	\$75,000	23250	N	N
1	041909	9024	6/16/03	\$80,000	111906	Y	N
1	041909	9031	10/5/04	\$10,000	6000	N	N
1	042006	9004	12/27/04	\$158,750	276606	Y	N
1	052006	9059	8/12/03	\$159,000	409464	Y	N
1	052006	9067	8/1/03	\$125,000	426017	Y	N
1	052007	9013	3/23/04	\$85,000	493535	Y	N
1	052007	9021	12/14/04	\$105,000	300128	Y	N
1	056150	0160	10/25/04	\$32,500	38000	N	N
1	061907	9034	9/4/03	\$109,000	557132	Y	N
1	062007	9008	5/24/04	\$188,000	456073	N	N
1	062007	9010	1/14/04	\$190,000	504860	N	N
1	062007	9062	4/9/04	\$223,000	549292	N	N
1	072006	9030	1/2/03	\$138,500	181645	Y	N
1	082006	9078	11/24/04	\$170,000	435164	Y	N
1	082007	9120	4/1/03	\$127,500	217800	N	N
1	092006	9121	2/26/03	\$110,000	55756	Y	N
1	092006	9121	2/27/03	\$110,000	55756	Y	N
1	092006	9122	2/18/03	\$100,000	42530	Y	N
1	112006	9051	12/21/04	\$107,060	216928	N	N
1	112006	9051	8/26/03	\$99,950	216928	N	N
1	122006	9020	12/31/03	\$349,000	1677060	Y	N
1	122006	9071	10/26/04	\$128,500	189486	Y	N
1	122006	9109	2/5/04	\$90,000	39600	Y	N
1	132006	9097	5/27/03	\$55,000	17465	Y	N
1	144330	0110	10/26/04	\$86,300	58370	Y	N
1	162006	9087	12/9/04	\$185,000	405108	Y	N
1	162007	9007	12/2/04	\$160,000	871200	N	N
1	202006	9014	11/7/03	\$175,000	1722362	Y	N
1	212006	9082	6/14/04	\$130,000	409899	Y	N
1	212006	9101	2/6/04	\$32,000	430808	Y	N
1	262106	9017	12/15/03	\$88,000	107157	Y	N
1	262106	9042	6/9/04	\$130,000	107157	N	N
1	282006	9007	2/18/04	\$165,000	127195	Y	N
1	282006	9063	2/18/04	\$35,000	167706	Y	N
1	282106	9033	5/8/03	\$90,000	99316	N	N
1	282106	9037	8/30/04	\$116,000	329749	N	N
1	292106	9110	7/20/03	\$139,500	236095	N	N
1	312007	9070	3/15/04	\$89,950	36580	N	N
1	312007	9125	8/31/04	\$200,000	217800	Y	N
1	312107	9045	12/29/04	\$265,000	430372	N	N
1	322007	9023	8/13/04	\$125,000	113256	Y	N

Vacant Sales Used in this Annual Update Analysis
Area 40

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	322106	9054	6/6/03	\$130,000	147856	N	N
1	342106	9127	6/7/04	\$105,000	40980	N	N
1	342106	9128	6/7/04	\$105,000	40666	N	N
1	342106	9143	6/7/04	\$105,000	40800	N	N
1	342106	9149	12/31/03	\$110,000	43350	N	N
1	342106	9150	12/8/04	\$112,500	96703	N	N
1	352106	9058	6/16/03	\$85,000	53023	N	N
1	605500	0010	5/30/04	\$80,000	35512	Y	N
1	605500	0240	12/18/03	\$123,000	37375	Y	N
1	605500	0380	7/28/04	\$81,000	35219	Y	N
1	605500	0380	3/13/03	\$55,000	35219	Y	N
1	642700	0400	12/24/04	\$130,000	42148	Y	N
1	642700	0410	6/15/04	\$135,000	48801	N	N
1	642700	0420	11/21/03	\$135,000	46361	N	N
1	732770	0011	4/22/04	\$72,000	227383	N	N
1	941340	0050	12/7/04	\$31,000	9750	Y	Y
9	032107	9073	8/4/03	\$165,000	609404	N	N
9	032107	9086	10/5/04	\$215,000	871200	N	N
9	032107	9088	10/5/04	\$210,000	874249	N	N
9	042107	9009	3/18/04	\$105,000	117612	N	N
9	042107	9046	7/30/04	\$80,000	53143	N	N
9	042107	9089	7/13/04	\$110,000	96703	N	N
9	042107	9173	3/3/04	\$70,000	59294	N	N
9	042107	9181	4/27/04	\$105,000	115870	N	N
9	082107	9037	3/25/04	\$76,000	77972	N	N
9	082107	9066	9/30/04	\$13,000	43380	N	N
9	082107	9072	1/14/03	\$34,500	77972	N	N
9	082107	9100	12/21/04	\$185,000	140058	N	Y
9	092107	9027	5/19/03	\$120,000	516186	N	N
9	102107	9074	2/15/03	\$12,000	48939	N	N
9	122107	9026	11/25/03	\$90,000	217800	N	N
9	122107	9030	10/5/04	\$38,000	118483	N	N
9	122107	9054	8/12/03	\$55,000	108464	N	N
9	132107	9037	8/4/03	\$70,000	56628	Y	Y
9	142107	9012	10/14/04	\$60,000	1479733	Y	N
9	142107	9026	6/26/04	\$10,000	50529	N	N
9	142107	9083	10/14/04	\$47,000	405108	N	N
9	142107	9093	12/31/04	\$100,000	219229	Y	N
9	222107	9017	2/11/04	\$39,900	433857	N	N
9	222107	9018	11/4/04	\$105,000	348480	N	N
9	262207	9037	7/29/03	\$60,000	31621	N	N
9	262207	9058	6/23/03	\$50,000	32640	N	N
9	262207	9204	7/19/04	\$125,000	197637	N	N
9	292107	9095	9/10/04	\$145,000	212573	N	N
9	322107	9130	8/3/04	\$93,000	54731	N	N
9	322107	9168	8/3/04	\$90,000	54547	N	N

Vacant Sales Used in this Annual Update Analysis
Area 40

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
9	332107	9073	11/10/04	\$115,000	137649	N	N
9	342107	9025	8/19/04	\$22,500	51400	Y	Y
9	342107	9029	8/19/04	\$19,500	48351	Y	Y
9	342107	9052	8/20/04	\$18,000	7015	N	N
9	342207	9040	9/1/04	\$50,000	338025	N	N
9	342207	9042	2/21/04	\$68,000	98881	N	N
9	342207	9049	11/22/04	\$28,500	129373	N	N
9	342207	9056	11/22/04	\$28,500	131551	N	N
9	352207	9025	10/21/04	\$197,500	419130	N	N
9	352207	9029	10/21/04	\$155,000	261365	N	N
9	352207	9030	10/21/04	\$133,000	261361	N	N
9	352207	9032	8/12/04	\$165,000	239157	N	N
9	352207	9035	10/11/04	\$190,000	201223	N	N
9	410200	0090	10/3/03	\$57,000	24597	Y	Y
9	712340	0125	4/11/03	\$31,000	6293	Y	Y
9	800860	0015	5/17/04	\$60,000	18602	Y	Y

Vacant Sales Removed from this Annual Update Analysis
Area 40

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	052007	9027	3/24/04	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	056150	0160	6/5/03	\$22,500	QUIT CLAIM DEED
1	062007	9021	4/30/03	\$1,023	CORPORATE AFFILIATES; QUIT CLAIM DEED
1	062007	9021	8/8/03	\$1,023	QUIT CLAIM DEED; MULTI-PARCEL SALE
1	072006	9084	1/29/04	\$250,000	OPEN SPACE CONTINUED/OK'D AFTER SALE
1	072007	9075	8/25/04	\$250,000	OPEN SPACE CONTINUED/OK'D AFTER SALE
1	082007	9006	12/31/03	\$1,000	EASEMENT OR RIGHT-OF-WAY
1	112006	9023	11/24/03	\$195,000	OPEN SPACE CONTINUED/OK'D AFTER SALE
1	152006	9008	12/22/03	\$170,000	OPEN SPACE CONTINUED/OK'D AFTER SALE
1	162006	9100	6/11/04	\$6,606	ESTATE ADMINISTRATOR; EXEMPT FROM EXCISE TAX
1	222006	9135	2/12/03	\$60,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	352106	9005	3/12/03	\$140,000	CONTRACT OR CASH SALE; ESTATE ADMINISTRATOR
1	352106	9021	5/30/03	\$154,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	732770	0020	6/4/04	\$320,000	OPEN SPACE CONTINUED/OK'D AFTER SALE
1	732771	0100	4/8/03	\$69,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
9	042107	9051	6/3/03	\$8,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	102107	9116	7/2/03	\$153,440	EXEMPT FROM EXCISE TAX
9	112107	9045	9/24/03	\$110,000	GOVERNMENT AGENCY
9	222107	9017	11/4/04	\$5,000	QUIT CLAIM DEED
9	222107	9018	8/12/03	\$2,500	QUIT CLAIM DEED
9	262207	9193	4/15/04	\$165,000	OPEN SPACE CONTINUED/OK'D AFTER SALE
9	322107	9009	1/7/04	\$1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS
9	332107	9020	5/27/03	\$10,000	QUIT CLAIM DEED
9	342107	9054	10/28/03	\$10,000	RELATED PARTY; STATEMENT TO DOR
9	342207	9079	6/11/04	\$115,000	MOBILE HOME
9	352207	9029	9/1/04	\$155,000	TIMBER AND FOREST LAND
9	352207	9033	7/1/04	\$185,000	TIMBER AND FOREST LAND



King County
Department of Assessments
King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr